

1. Discussion Objective:

Work Session Date: November 18, 2013

To discuss the Mound House Capital Improvement Plan.

2. Submitter of Information:

- Council
- Town Staff (Randy Norton, Parks and Recreation Director)
- Town Attorney

3. Estimated Time for this item:

25 minutes

5. Background:

Mound House Capital Improvement Plan was created in order to help see a clear cut funding path for all Mound House projects. Included in the packet is a memo summarizing the costs, as well as the Capital Improvement Plan

Town Manager	Town Attorney	Finance Director	Public Works Director	Community Development Director	Parks & Recreation Director	Town Clerk
					R.N.	

Memorandum

To: Terry Stewart, Town Manager
From: Randy Norton, Parks and Recreation Director
Date: November 5th, 2013
Re: Mound House Capital Improvement Projects

As requested, this memo summarizes the Mound House capital improvement projects by identifying the project's cost by contract as well as funding sources. Projects that have been approved by Town Council include the Search Inc. Contract as well as the Fowler Contract. I have also included the anticipated cost for completing the Observation Pier which has not yet been approved by council and the Orientation Theatre seating. The total cost of the projects is **\$1,971,316.24** as shown in the table 1.

Currently there are three funding sources to help fund these projects as well as Council's approval to move \$500,000 to the general fund. The first of the funding sources is from the Cultural Affairs grant from the State of Florida and must be spent on restoration and exhibits. The second source of funding is from the TDC and must be spent on the Observation pier as well as landscape signage. On October 28th staff received notice of a grant funding from the Florida Historical Commission in the amount of \$333,614 for restoration and exhibits pending approval of the Historical Commission's budget from the State of Florida for fiscal year 2014-2015 in June of 2014. The total amount of funding is **\$1,865,052** as shown in table 2. The remaining amount of unfunded Capital Improvement Projects for the Town of Fort Myers Beach is **\$106,264.24**.

Table 1

<u>Project/Contract</u>	<u>Contract Amount</u>
1. Search INC	\$804,512.17
2. Fowler	\$748,332.00
3. *Observation Pier	\$413,852.07
4. Orientation Theatre Seating	\$ 4,620.00
	<u>\$1,971,316.24</u>

*yet to be approved

Table 2

<u>Funding Source</u>	<u>Grant Amount</u>
1. Cultural Affairs Grant	\$445,000
2. TDC	\$586,438
3. *Florida Historical Grant	\$333,614
4. General Fund	<u>\$500,000</u>
	<u>\$1,865,052</u>

*pending approval of the States Budget

Town of Fort Myers Beach
Capital Projects for completion of the Mound House property
FY 2014

Mound House	Completion Cost	Funding Source
Restoration Project - Maximum price	\$ 315,859.00	General Fund
Restoration Project - Maximum price	178,814.00	<i>Florida Historical Commissions Grant</i>
Restoration Project - Maximum price	253,659.00	Cultural Affairs Grant - State of Florida
Museum Action Plan	21,084.78	Cultural Affairs Grant - State of Florida
Museum exhibits - Phase 1 design	165,636.22	Cultural Affairs Grant - State of Florida
Museum exhibits - Phase 2 fabrication	96,863.78	General Fund
Museum exhibits - Phase 2 fabrication	154,800.00	<i>Florida Historical Commissions Grant</i>
Museum exhibits - Phase 3 installation	151,400.00	General Fund
Landscape Signage - Phase 1	55,101.14	Tourist Development Council - Lee County
Landscape Signage - Phase 2	117,484.79	Tourist Development Council - Lee County
Emergency Management Plan	15,875.04	General Fund
Policies & Procedures - Museum Operations	26,266.42	General Fund
Orientation Theatre seating	4,620.00	Cultural Affairs Grant - State of Florida
Observation Pier	413,852.07	Tourist Development Council - Lee County
<i>Total</i>	\$ 1,971,316.24	

Funding Sources	Funding	Status
Cultural Affairs Grant - State of Florida	\$ 445,000.00	Approved
Florida Historical Grant - State of Florida	333,614.00	<i>Contingent on State Budget approval</i>
Tourist Development Council - Lee County	586,438.00	Approved
General Fund Reserves - Town of Ft. Myers Beach	500,000.00	Approved - not to exceed \$500,000
most likely source: General Fund Reserves	106,264.24	Funding source undetermined
<i>Total</i>	\$ 1,971,316.24	

**Florida Historical Commission Grant is recommended for approval in the FY 2014-2015 State budget*

Capital Projects for completion of the Mound House property FY 2014

Restoration Project (Fowler Construction) – this project will complete the restoration and construction of the William H. Case House (Mound House). The project includes restoration activities to the house which will provide an interactive cultural museum which incorporates authentic restoration of a historic building. The original house (Tudor section) will provide entry into the building with authentic kitchen fixtures as well as a gift shop. The family (bungalow) room will be restored to near original conditions and furnished with period furnishings. The furnishings for this room are being donated by an island resident. The Delysle room will be restored and will be used for a media room for educational purposes. This room will include a lift to the second floor for those visitors unable to climb the stairway. The second floor bedrooms and bath will also be restored to period conditions and will be primarily used for museum exhibits. In addition to the restoration aspects the project provide ADA accessibility to the entire building, repair and restoration to the many doors and windows, rebuilding of the interior and exterior stairways, installing electric throughout, providing a fire suppression system with fixtures that meet historic guidelines and high tensile strength window and door coverings for storms.

Museum Action Plan (Search, Inc.)– This project will develop of an action plan outlining a clear path forward and milestones for completion of exhibits.

Museum Exhibits (Search, Inc.) – This project will design, fabricate and install the exhibits within the William H. Case (Mound House) only.

Phase 1 Design

- panel exhibit text development
- design development
- graphic design and custom art work
- cabinetry
- artifact housing
- digital media development
- kiosk development

Phase 2 Fabrication

- panel exhibit text fabrication
- cabinetry
- artifact housing
- digital media fabrication
- kiosk fabrication

Phase 3 Installation, testing and troubleshooting

- Interior panels
- Cases
- Digital elements
- Exhibits
- Kiosks

Landscape Signage (Search, Inc.) – This project will develop and install interpretive signage throughout the William H. Case (Mound House) property.

Phase 1 Design

- Development of signage template
- Development of drafts and final signage

Capital Projects for completion of the Mound House property FY 2014

- Production and delivery of hard-copy print out of design specifications

Phase 2 Fabrications and Installation

- Fabrication of design signs
- Installation of design signs
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Emergency Management Plan (Search, Inc.) – This project will develop and finalize the Emergency Operations Plan. This plan will be used by staff and others to protect the Mound House grounds and building in the event of an emergency.

Policies and Procedures Manual (Search, Inc.) – This project will develop a manual to assist staff as the property transitions to a full-fledged museum. It will include development of best practices and review of exhibits and collections. Also included will be details about the day-to-day operations of the museum.

Orientation Theatre seating (Office Furniture and Design Concepts) – This project is to purchase chairs for the orientation theatre. The theatre will be available for museum guests prior to visiting the exhibit.

Observation Pier (no vendor determined) – The horseshoe design of the pier will offer an outside classroom setting for environmental education and programs for visitors to the property. The construction will include the installation of pilings, decking and rails.